MEETING RECORD FINAL
Landmark Preservation Commission
1:00 p.m., Tuesday, November 2, 2021 – Virtual Meeting

Call to Order: 1:01pm

Commissioners: G. Dennis, B. Gassman, G. Johnson, J. Johnson, G. Petri, E. Warzel, A. Wattenberg and K. Wemple (chair)

Staff: B. Bryant, J. Buddenborg, J. Cappeto, A. Christman, B. Dierschow, E. Ehr, K. Hahn, K. Marquez, E. Schueckler, J. White (CPD), N. Lucero (CAO)

Meeting Records for approval – October 19, 2021
Motion by B. Gassman: I move to approve the meeting record for October 19, 2021.
Second: J. Johnson
Vote: 7 votes in favor, 0 opposed, 1 abstained (G. Johnson), (7-0-1), motion passes

Public Comment (limited to 2 minutes per speaker) – Caroline Caselli asked about the Consent Agenda

Consent Agenda

2021-COA-460  825 York Street – Morgan’s Subdivision
Description: Addition

2021-COA-455  2151 E Hawthorne Place – Country Club
Description: Garage Addition

2021-ZLAM-222  220 Acoma Street & 35 W 2nd Avenue – Baker
Description: Zone Lot Amendment

2021-ZLAM-172  225 Acoma Street – Baker
Description: Zone Lot Amendment

2020-COA-346  1430 Race Street – Wyman
Description: Site Work

2021-COA-467  632 Corona Street – East Seventh Avenue
Description: Reroofing

Motion by G. Johnson: I move to approve the consent agenda items including the following; 2021-COA-460 825 York Street, 2021-COA-455 2151 E Hawthorne, 2021-ZLAM-222 220 Acoma Street & 35 W 2nd Avenue, 2021-ZLAM-172 225 Acoma Street, 2020-COA-346 1430 Race Street, 2021-COA-467 632 Corona Street.
Second: J. Johnson
Vote: unanimous in favor, (8-0-0) motion passes
Public Hearing

2021L-005   E Seventh Ave Historic District – Steele St Extension
Description: Historic Designation
K. Wemple opened the public hearing, staff presentation, applicant presentation
Public comment:
Susan Hester – 765 Steele St – in favor
Ana and David Hill – 740 Steele St – in favor
David Wise – 756 Steele St – in favor
Martin Lambuth – 761 Steele St – in favor
Darrell McGregor – 630 Steele St – in favor
Annie Levinsky – Historic Denver, 1420 Ogden St – in favor
Caroline Caselli – 610 Steele St, opposed
Victoria Eppler – Congress Park Neighbors, 1254 Clayton St – neutral
Lisa Cyran – 660 Steele St – opposed
John Sullivan – 723 Steele St – in favor
Warren Moyer – 602 Steele St – opposed
Tony Rockwood – 658 Steele St – opposed
Matthew Perry – 785 Steele St – in favor
Brooke Moore – 745 Steele St – in favor
K. Wemple closed the public hearing
Motion by J. Johnson: I move to recommend approval and forward to City Council for landmark designation the East Seventh Avenue Historic District – Steele Street Extension, application #2021L-005, based on the Landmark Ordinance criteria A, B, and C, citing as findings of fact for this recommendation the application form, public testimony, and the October 26, 2021 staff report.
Second: G. Johnson
Vote: unanimous in favor (8-0-0), motion passes

Design Review Projects

2021-LMDEMO-470   2818 Welton Street – Five Points
Description: Total Demolition
Motion by A. Wattenberg: I move to conditionally approve application #2021-LMDEMO-470 for the demolition of 2818 Welton Street, as per design guideline 2.55, character-defining features for the Five Points historic cultural district, presented testimony, submitted documentation and information provided in the staff report with the following condition that a replacement plan or site development plan be approved by the LPC prior to demolition.
Second: B. Gassman
Vote: unanimous in favor (8-0-0), motion passes

K. Wemple left the meeting prior during deliberations on 2021-COA-468. J. Johnson served as Chair.
2021-COA-468  2818 Welton Street – Five Points
Description: New Construction, Phase II – Design Details
Motion by B. Gassman: I move to deny application #2021-COA-468 for the Phase II: Design Details submittal for the infill project at 2818 Welton Street per design standards and guidelines, character-defining features for the Five Point Historic Cultural District, presented testimony, submitted documentation and information provided in the staff report.
Seconder: G. Johnson
Amendment by G. Johnson to amend the motion to add Guidelines 4.1-4.4, 4.7, 4.8, 4.10, 4.14-4.16, 4.18-4.30, 4.34-4.42, 4.44-4.52 and 5.70 to the motion.
Amendment approved by motioner and seconder.
Vote: unanimous in favor (7-0-0), motion passes

Meeting Adjourned: 3:32pm